

Game Trail Association



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GTA Board Meeting

Called to order by Carla Seyler, July 12, 2022 at 1:00 p.m. Meeting held at the Fellowship Hall of Congregational United Church of Christ and on Zoom.

Attendance: Carla Seyler, Don Caskey, Cindy Waskom, Jan Johnson, Sandy Long, Jann Hopp, Rick Reese, Jack Bell, Denny Witte, Dana Bratz, Laura Deer, Dave Nelson, Linda Craig, Jill Leneweaver, Anna Hargis

June 2022 minutes were approved and are posted on the website and at the mail center.

GTA Member Forum: Laura expressed concern about the positioning of artwork at the ends of driveways where they are visible to passers-by instead of to the occupant of the home. Game Trail wants to maintain a natural environment, and a proliferation of pieces that don't reflect our "wild place" have a negative impact. The Board agreed to discuss this further at the next meeting.

New Agenda Items: None

Treasurer's Report: June 2022 Profit and Loss: Net Income was a loss of \$80,150. Current month expenditures amounted to \$82,386. The significant expenditure for June was \$66,061 for road maintenance and restoration. The remaining cost was mostly routine expenditures for our water system, trash service, and administrative costs. Revenue booked for the month was \$2,236. Most of the revenue was a billing for a water connection.

June 2022 Profit & Loss Budget vs Actual (YTD): Net Income YTD is \$427,891. The increase in Income vs the prior month is due to an adjustment to Other Miscellaneous Income in the amount of \$102,308 which more than offsets our May net loss. The adjustment removed this income from 2021 and booked it in 2022 as a January entry at the request of the CPA reviewing financial records. This revenue is in conjunction with legal action.

Overall, Revenue continues to exceed budget primarily due to fines and interest associated with legal action in addition to the revenue adjustment previously mentioned. Snow removal expenses remain high this year, \$44,817 YTD, leaving only \$5,185 in our budget for the fall and early winter. All other expense categories appear to be on budget YTD except for the mail center expense for mailboxes which was not anticipated in our budget for 2022.

June 2022 Balance Sheet: GTA's cash position still remains strong. Our cash balance after reserves is \$404,720. Accounts Receivable was reduced \$9,832 from April reducing that total to \$25,303. Most of the Accounts Receivable consists of \$21,367 which is associated with legal action in progress.

Also, the final management review from Ayako Saito, CPA for Game Trail, has been received. The conclusion of the review was: " Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America."

Committee Chair Reports

Commons: Linda Craig of the Communications Committee has volunteered to take over the task of making a new GT Map to replace the sign at the mail center. Jack Bell has arranged for Dave Anderson to refurbish two Game Trail signs at the entrance of Great Peaks and the Mail Center for \$500 each. He will do this sometime this fall. Cal Banning has brown paint from a previous job and the Committee will need to purchase other colors as needed.

New cellular camera options are being considered for the trash and recycle area, the slash pit, and the mail center. Specific features and monthly charges will be investigated, as well as monitoring.

There has been an increase in the number of discarded plastic bags and boxes that are not flattened for recycling. This creates a problem for other residents because boxes that aren't collapsed take up too much room. Committee members clean up and remove as possible and we have continued to forward the residents' information with pictures so Carla can send out form letters and/or emails to the involved parties. This last month a 5-gallon bucket of paint, a 6 ft pallet and 7 Tires were left at the trash center for us to dispose of. Chaffee County Waste will take the tires for \$7 each. It was suggested to ask All-Around Tire if they would take these tires on a one-time basis. The Committee proposed that the BOD begin enforcement of our warning signs of \$500 fines for offenders. Don discussed the need to synch the information on the signs with Game Trail's official policies and processes. These policies and processes will also have to be in line with the new Colorado Commons Interest Ownership Act. Cindy agreed to look over our policies and the new state rules and report back in August.

Rick Reese has cut the east dog run and it is in decent shape for usage. A 10 ft swath was cut by Miles on both sides of the Great Peaks Drive to curtail growth of Cheat Grass.

After an issue regarding trespassing on private property near an easement to the National Forest, volunteers labeled the correct pathway along the easement, which is NOT the old ranch road. The lot owners have clearly marked their property and put up No Trespassing signs, and additional volunteers will be requested to help make the correct trail more accessible.

The post office has installed locks on the new mailboxes and they are now available.

Todd Allen has resigned as the co-chair of Commons but will continue to be a member. Jack Bell is still travelling extensively for work and needs a co-chair, so members will discuss a new co-chair at our next monthly meeting.

Water: There was one over user in June which was a house on Mountainside that had exceeded the limit last year. They will be assessed a fee. One house showed a continuous leak but was under 7,500 gallons of usage. This house has been on the continuous leak report for several months. Committee members are pursuing avenues of contact with the owner.

System Maintenance:

June 9: Shut down Well B due to the large amount of sand coming up which clogs the filter and could affect the chlorine levels. We are on Keith Boyd's list to raise the pump up and hopefully that will get us out of the sand for a while.

June 11-15: On June 11 using our monitoring system, Committee members discovered a major leak out of tank H that was running about 30 gallons per minute. On June 14, Utility Technical Services helped us locate the leak along a section of pipe on National Forest Drive.

June 15: Members visually inspected houses in the suspected section and saw water flowing around a house on National Forest. The leak was in the service line to the house and stopped when the curb valve was closed. This section of pipe was damaged when an addition was built on this house about 10 years ago. The owner and property manager will have the line repaired by Miles.

June 21, June 29: Members shut off sections at night to isolate the leak out of Tank B. It appears to be in the section from the intersection of West Ridge/Timberline North to the manhole close to the mail station. Further tests will be required.

June 20: SWC performed semi-annual tank inspections. No real problems noted.

June 28: Installed new solar charge controllers at stations P and G to improve battery life and charging.

July 5: Transfer pumps at Station D failed to transfer water to Station A. Reset the overload protection on the contactor.

July 5: Floor at Station D was wet. Cleared out mostly plugged drain line.

July 5: Fixed the leak in one of the pressure pumps at Station H by replacing a flex line.

Management and Administration:

On June 8, Committee members had an introductory call with Wright Water Engineers to start the process to get a new well in the meadow area. The Engineer we used previously is retiring but she was on this call to handoff the information to the new Engineer. We will have a follow-up call in July.

On June 23, the Committee was able to get a Monitoring System Project update from Dave Scoles of Timberline. Dave tested the interface to his system and can receive our data. He is to provide us a proposal soon. We hope to get quotes on the Monitoring system and on the new well activity in the next month.

Forestry: The Forestry Committee is helping to facilitate a grant-funded project led by Kent Maxwell from the Chaffee County Fire Protection District (CCFPD) and the Colorado Fire Camp (CFC). The grant is funded by the Colorado Strategic Wildfire Action Plan (COSWAP) and is focused on roadside thinning to increase safety for residents in the case of an evacuation as well as for firefighters responding to a potential fire. Some thinning adjacent to the National Forest is also a possibility. The primary objective of the grant is to train future sawyers and wildland firefighters while achieving fire mitigation through crown thinning and understory treatment. There is no cost to Game Trail owners who opt in to the program.

After meeting with approximately 20 eligible and interested owners on June 18, work began on lots along CR365 and roads that have CR365 as a preferred evacuation route. Ultimately, 48 owners representing 52 lots will be participating in the project. Work on Moutaintop will begin in August. Work for the lower elevation pinon-dominated lots along Creek Run and lots that border CR365 along Trails End, Princeton Hills and Princeton Circle will be scheduled for the fall.

For the first session, Kent arranged for slash to be removed using CCFPD's trailers. The Forestry Committee will be meeting with Kent on July 14 to discuss a long-term slash management strategy, not just for this grant project, but in general. Kent has mentioned that Game Trail's large winter slash burn may no longer be an option in a year or two, the issue of dealing with the slash will be critical.

The cutting is complete for the 20-Acre Open Space Fuel Break project. As expected for a project of this size, there is a lot of clean-up to be done. Because the Colorado Firecamp, under the direction of leader Kent Maxwell, will be burning the slash piles as part of this grant, Kari asked Kent to look at the piles. There was a concern they were too big and heavy with large trunks and limbs. Kent agreed and said they "need a lot of work" before burning.

Fortunately, Kent is providing free labor to do that work with sawyer class crews from the Southwest Conservation Corp who began bucking and de-limbing already downed trees, as well as pulling out the heavy timber and cutting it into rounds for firewood that can be offered to GT residents, on July 3. In some cases, the crews will restack the lighter slash away from standing trees so they will not get scorched when the piles are burned. The next crew will be working in August and is a group of military veterans from the SCC. To save them two hours of drive time each day from the Colorado Firecamp near Maysville, Forestry Committee members are attempting to provide beds in their homes for the eight sawyers during their session.

Game Trail residents will hold off on any volunteer work in the open space until Kent's crews complete the slash pile management. Game Trail is responsible for 300 volunteer hours as its in-kind contribution to the grant.

ACC: Ten new homes are currently under construction, with five more already approved, two in the application process, and seven new owner contacts. Additionally, seven projects on existing homes are either underway or have been approved to begin. There are no pressing ACC issues on the agenda, other than continuing to look for new committee members. Dave Nelson has resigned effective July 12, 2022.

Roads: GT summer road maintenance continues in full swing. Roads are being graded, new material is being added, along with improving drainages around the neighborhood. Unfortunately, we are having a lot of trouble getting DURA-BLEND which we rely on for dust mitigation, and more importantly, as a binder. If the situation does not improve, we may have to alter our road maintenance strategies and approach, as the only other option is Mag Chloride, which is not a positive choice. It's not clear whether our problems getting Dura-blend are related to the supply chain, or whether it is a management issue with the Envirotech company. Rick will try to contact them.

Even with all the hard rain that we are having this summer, we have had few washouts and our roads continue to perform well and are in great shape overall. Our drainage improvements have been very effective to date. We have received some positive comments from a few Game Trail residents about the condition of our roads and we really appreciate the feedback. Miles Construction continues to do an exceptional job for Game Trail.

Communications:

Topic	Date Sent
Durablend® Application on GT Roads on Monday, June 13	June 11
Durablend® Application Changed to June 16 and 17	June 14
Durablend® Application on Friday, June 24 th	June 22
What's Happening in Game Trail June 23 <ul style="list-style-type: none"> • Commercial Signs Are Not Permitted • Recycle Bin Problems • A Close Call Between a Child and a Vehicle • Do You Have a Concern? Contact Us! • Just How Well Do You Know Your Dog? • Recognizing and Ridding Your Property From Cheatgrass 	June 23
Durablend® Application to Timberline Rescheduled for June 27	June 25
Durablend® Application to Timberline Dr and Timberline N	June 30
What's Happening in Game Trail 5 July, 2022 <ul style="list-style-type: none"> • FREE Workshop on Pinyon Pine Tree Health on August 8th • Colorado Firecamp Trainees Active in Game Trail • FAQs About RV Policies in Game Trail • Riding Side-By-Side on ATVs 	July 5

Website

- Scott and Leza Reed have been added as Forestry Committee members
- Todd Allen has been removed as a Commons Committee Co-Chair

Other

1. The Communications Committee will be responsible for updating the Game Trail maps, including the large map at the Mail Center.
2. Timetable for Game Trail Annual Meeting - Sept 10, 2022:
 - Second week of July – Alert-Notice about upcoming meeting date and packet contents. Notification to expect arrival the first week of August (Linda)
 - July 12 Begin process of formatting Annual Meeting documents (Kari)
 - July 14 Committees review President’s Report for accuracy. (John) Additional finance info is submitted to Jan.
 - July 15 President’s Report submitted to Kari. (John)
 - July 19 Kari sends formatted packet to Jan. Jan adds financial report.
 - July 20 Jan sorts through property sales and other contact updates before finalizing distribution list

- July 29 Deadline for packet to be mailed out. (Jan)
- Aug 1 First of three Alerts-Notices sent containing packet. (Linda)

Finance: The Finance Committee met and has proposed a few changes to the GTA Finance Policies and Procedures. Among these are: Revising the Approval of Expenditures to include the Treasurer, Raising the Duplicate Signature Threshold to \$10,000, and including a threshold amount on Designated Repair and Replacement Reserve and on the Designated Capital Reserve. The Committee also recommended that the policy read that bank statements be reconciled by the Assistant Treasurer or another Board Member.

The Finance Committee also clarified that improving and/or extending the life of a major capital asset is a separate type of capitalization, different than a new capital asset. Repairing or maintaining a capital asset is an expensed item. Therefore, Game Trail's records will NOT capitalize the new mail boxes and will remove existing capitalized mail boxes from depreciation, writing off the books. Also, the current road assessment (2022) is in year three of five.

The Board approved all changes to the GTA Finance Policies and Procedures.

STR: Jan has received a new application for a STR property on Meadow Way. The owner has been advised that this is only a first step in the process and that final approval will require a certificate of approval from Chaffee County. The owner has also been advised that they will need to remove STR advertising until they receive final approval from Game Trail.

The property owner on Overlook has also been advised of these requirements, and will be contacted again about not advertising the property at this time. The Board will consider adding fines for those who disregard our policies on this matter.

Nominating: The Committee received Board approval at the June BOD meeting to submit Jill Leneweaver for a one-year term, Tom McCorkell for a three-year term, and Scott Reed for a three-year term. Nominee bios with photos for the Annual Meeting Packet have been compiled and submitted, as have the Proxy/ballot forms for the Annual Meeting packet. No at-large nominations were received from the GT community this year (deadline was 6/15/22).

Committee members will continue to review/assist with formatting the Bio-section and ballot/proxy forms for the Annual Meeting document. Members will also prepare alert-notices and send to Linda by August 8 to remind GT members to return their proxy/ballot by the August 29, 2022 receipt deadline. By August 8, volunteers from Communications Committee will be prepared to distribute ballots and count of votes at the annual meeting on September 10. Anna will contact Jan to get a count of proxies/ballots received by September 9 (before the annual mtg). After counting ballots and finalizing the tally (with proxies), members will report results to the Board president, who will announce the voting results to those attending the Annual Meeting September 10.

Communications received: None

Old business:

IT Taskforce Recommendations – Laura Deer’s report began with the understanding that there is no perfect vendor nor platform; however, substantial improvement in HOA services to its members may be made by transitioning to a more complete / holistic software as a service association management system platform. While the IT Taskforce dutifully obtained multiple quotes, attended multiple demos, sent out an RFP, etc. some vendor options were clearly not as viable as others. For example, GTA’s current website vendor, VistaWorks is unduly burdensome to volunteers as it (a) requires substantial effort / consultation when disparate website modules fail (when another, disparate module is upgraded), (b) takes up to 4 hours per day to provide mail communications to members, and (c) requires manual backups each time a substantial change is made. Additionally, the Taskforce deemed QuickBooks for Windows to be a make-or-break decision for a vendor. Based on all of the criteria reviewed, ClubExpress is the strongly preferred vendor for Game Trail.

The Taskforce recommended that the GTA website have two parts: a simplified GTA (public facing) website, and private facing activities, which would require members to have a login. Functions on the private website could include receiving / paying HOA invoices online, more easily receive HOA communications, and ease transitioning between committees / BODs changes. Laura anticipated this changeover would take roughly a year to fully implement. Another issue to be considered would be the cost. ClubExpress would charge a one-time implementation fees of \$2,040.00 (which breaks down to \$4.64 per Lot) and the annual cost (when fully implemented) would be \$2,534.40 (or \$5.76 per Lot). The Board appreciated the comprehensive work of the IT Committee and agreed to formulate questions and discuss the matter further at the next meeting.

Neighborhood Welcome Program Update – CC Novak has been doing good work welcoming newcomers to the neighborhood. However, due to some confusion, it was agreed that Jan would mail out the New Homeowners Packet. The idea of having a “veteran” Game Trail person to accompany CC was also discussed. The Board anticipates continuing to refine this program.

Planning for Annual Meeting/Picnic/Home Tours – Jill reported that tents, tables, and chairs have been ordered for the meeting. Lunch will be provided by Spark Provisions (owned by a GT family) and along with sandwiches, and there will be cookies, chips, and bottled water.

New business:

Scheduling for Volunteer Effort for GT Easement Work – Starting in August, volunteers will be sought to help make the easement route more easily accessible. Contact Todd Allen for more details.

Dog Leash Policy Proposal – Linda Craig presented details regarding current Game Trail covenants and policies, along with state laws, regarding leashed dogs. Game Trail requirements state that a dog be on a leash or under voice control at all times, however, increasing numbers of violations have been reported. The growth of our area means that interactions between dog/dogs and dogs/humans will only increase, and even pets that aren’t normally aggressive can be triggered by various circumstances. The likelihood of fights and injuries to both pets and humans are becoming greater. The Board discussed the possibilities of fines for

owners of unleashed/out of control dogs. Further discussion will be required and the Board will need to make sure our policies are in line with state requirements.

Outdoor TV Policy Discussion/Recommendation – handled by the ACC

Strategic Planning Meeting Update – The Committee recommends that the Board approve a contract with HOA Facilitator Louie Blanc. Louie has provided advisory services to HOA's for the last twenty years, and has worked as an independent consultant for over ten years. Louie was highly recommended by Bridget Sebern of the Rocky Mountain chapter of the Community Association Institute (CAI). The Committee had identified a need for a facilitator at the initial strategic planning meeting to take a more comprehensive approach to Game Trail needs. The Board agreed in principle, but Don noted a few instances where more equitable language was needed, resulting in the need for professional legal review. The Board agreed to vote on the contract via email once the changes were made and approved by both parties.

Executive Session: At 4:00 pm the Board adjourned the regular meeting and went into Executive Session.

Meeting Adjourned: The Board came out of Executive Session at 4:48 pm and the meeting was adjourned.

Next Board meeting: Tuesday, Aug. 9, 2022 – 1:00 PM. Location -- Fellowship Hall at Congregational United Church of Christ or on Zoom.